Monroe County Land Authority Affordable Housing Program









MCLA's Affordable Housing Strategies

- Build new affordable housing on vacant land
- Redevelop and/or convert existing development into affordable housing
- Preserve existing affordable housing stock

Types of Affordable Housing MCLA has Subsidized

Occupancy Type

- Homeownership
- Rental
- Homeownership with a ground lease

Unit Design

- Single-family homes
- Duplex and triplex units
- Apartment buildings

Components of Successful Affordable Housing

- Site acquisition
- Neighborhood acceptance
- Permits
- Designer, builder, and materials
- Construction financing

- Resident financing
- Resident qualification
- Property
 maintenance and
 management
- Affordability monitoring

MCLA's Affordable Housing Partners: Government Entities

- Monroe County BOCC
- Monroe County Housing Authority
- Key West Housing Authority
- Village of Islamorada

Florida Housing
 Finance Corporation

MCLA's Affordable Housing Partners: Non-profit Groups

- Habitat for Humanity of the Upper Keys
- Habitat for Humanity of the Middle Keys
- Habitat for Humanity of the Lower Keys and Key West

- Bahama Conch Community Land Trust
- Middle Keys
 Community Land
 Trust
- US Fellowship of Florida

MCLA's Affordable Housing Partners: For-profit Groups

- MRT of the Florida Keys
- The Heritage Companies
- The Carlisle Group

Program Results

227 Virginia Street Key West

- Bahama Conch Community Land Trust
- Single family home
- Homeownership with ground lease
- New development on vacant land



1031 Howe Street Key West

- Bahama Conch Community Land Trust
- Single family home
- Homeownership with ground lease
- New development on vacant land



Roosevelt Sands Housing Complex Key West

- Key West Housing Authority
- 44-unit apartment complex
- Rental
- Preservation of existing housing
- Proposed redevelopment site



Roosevelt Sands Housing Complex Key West





Jack T. Murray Senior Center Key West

- Key West Housing Authority / FHFC
- 28 units in triplex design
- Rental
- Redevelopment / preservation of existing housing



Jack T. Murray Senior Center Key West





307 Julia Street Key West

- Bahama Conch Community Land Trust
- Conch house with 2 apartment units
- Preservation of existing housing
- Currently unoccupied pending renovations



309 Julia Street Key West

- Bahama Conch Community Land Trust
- Single family home
- Homeownership with ground lease
- Preservation of existing housing



309 Julia Street Key West

- Bahama Conch Community Land Trust
- 8-room "Moonlight Manor" boarding house
- Rental
- Preservation of existing housing



310 Truman Avenue Key West

- Bahama Conch Community Land Trust
- Single family home
- Homeownership with ground lease
- Preservation of existing housing



629 Caroline Street Key West

- Bahama Conch Community Land Trust
- Conch house with 4 apartment units
- Preservation of existing housing
- Rental housing



Poinciana Apartments Key West

- Key West Housing Authority
- 144-unit apartment complex
- Rental
- Preservation of existing housing



Poinciana Apartments Key West





Roosevelt Gardens Apartments Key West

- Key West Housing Authority
- 96-unit apartment complex
- Rental
- New development on vacant land



Roosevelt Gardens Apartments Key West





Harry L. Bethel Housing Complex Stock Island

- Monroe County Housing Authority
- 18 units in duplex design
- Rental
- New development on vacant land



Harry L. Bethel Housing Complex Stock Island





Meridian West Apartments Stock Island

- The Carlisle Group / Florida Housing Finance Corporation
- 102-unit apartment complex
- Rental
- Redevelopment



Meridian West Apartments Stock Island



- Monroe County Housing Authority
- Single family home
- Rental
- Preservation of existing housing



- Monroe County Housing Authority
- Single family home
- Rental
- New development on vacant land



- Monroe County Housing Authority
- Single family home
- Rental
- New development on vacant land



- Monroe County Housing Authority
- Single family home
- Rental
- New development on vacant land



US 1 at Emerald Dr. & Sapphire Dr. Big Coppitt

- Monroe County BOCC
- Housing type to be determined
- Up to 12 units of new development on vacant land



US 1 at Jade Dr. & Aquamarine Dr. Big Coppitt

- Habitat for HumanityLower Keys
- Housing type to be determined
- Up to 18 units of new development on vacant land



US 1 and La Fitte Drive Cudjoe Key

- Monroe County BOCC
- Housing type to be determined
- Up to 16 units of new development on vacant land



27250 Brown Drive Ramrod Key

- Habitat for HumanityLower Keys
- Single family home
- Homeownership with a ground lease
- New development on vacant land

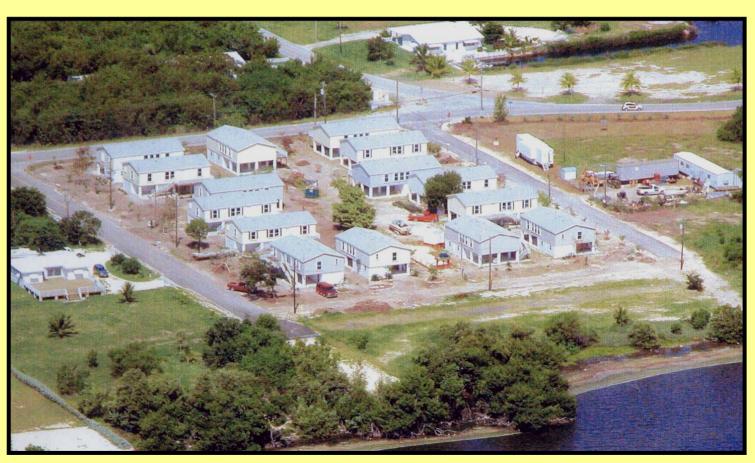


Habitat Landing Big Pine Key

- Habitat for HumanityLower Keys
- 15-unit single family home development
- Homeownership
- Redevelopment



Habitat Landing Big Pine Key



Tropical Isle Apartments Vaca Key

- Monroe County Housing Authority / FHFC
- 23-unit apartment complex
- Rental
- Redevelopment



66th Street Ocean Vaca Key

- Habitat for Humanity
 - Middle Keys
- Single family home
- Homeownership with ground lease
- New development on vacant land



- Middle Keys
 Community Land
 Trust
- Single family home
- Homeownership with ground lease
- New development on vacant land



- Middle Keys
 Community Land
 Trust
- Single family home
- Homeownership with ground lease
- New development on vacant land



- Middle Keys
 Community Land
 Trust
- Single family home
- Homeownership with ground lease
- New development on vacant land



- Middle Keys
 Community Land
 Trust
- Single family home
- Homeownership with ground lease
- New development on vacant land



Seacrest Apartments Vaca Key

- Middle Keys
 Community Land
 Trust
- 14-unit apartment complex
- Rental
- Preservation of existing housing



400 123rd Street Gulf Vaca Key

- Habitat for Humanity– Middle Keys
- Single family home
- Homeownership
- New development on vacant land



Heron House Vaca Key

- US Fellowship of Florida
- 16-bed assisted living facility
- Rental
- Preservation of existing housing



243 Orange Avenue Grassy Key

- Habitat for Humanity– Middle Keys
- Single family home
- Homeownership
- New development on vacant land



254 Orange Avenue Grassy Key

- Habitat for Humanity
 - Middle Keys
- Single family home
- Homeownership
- Redevelopment



264 Orange Avenue Grassy Key

- Habitat for Humanity
 - Middle Keys
- Single family home
- Homeownership
- New development on vacant land



Wet Net Property Upper Matecumbe Key

- Village of Islamorada
- Housing type to be determined
- Up to 52 units of new development on primarily vacant land



US 1 at Burton Drive Tavernier

- Monroe County BOCC
- Housing type to be determined
- Up to 39 units of new development on vacant land



104 First Street Key Largo

- Monroe County BOCC
- Housing type to be determined
- Up to 14 units of new development on primarily vacant land



Fisherman's Trail Key Largo

- Habitat for HumanityUpper Keys
- Single family home / homeownership (proposed)
- New development on vacant land



689 Sailfish Trail Key Largo

- Habitat for HumanityUpper Keys
- Single family home
- Homeownership
- New development on vacant land



689 Sailfish Trail Key Largo





676 Sailfish Trail Key Largo

- Habitat for HumanityUpper Keys
- Single family home
- Homeownership
- New development on vacant land



Newport Village Apartments Key Largo

- Monroe County Housing Authority
- 50 units in single unit and duplex design
- Rental housing
- New development on vacant land



Newport Village Apartments Key Largo





Tradewinds Hammocks Apartments Key Largo

- Heritage Companies
 / MRT of the Florida
 Keys / FHFC
- 66-unit apartment complex
- Rental housing
- New development on vacant land



Tradewinds Hammocks Apartments Key Largo



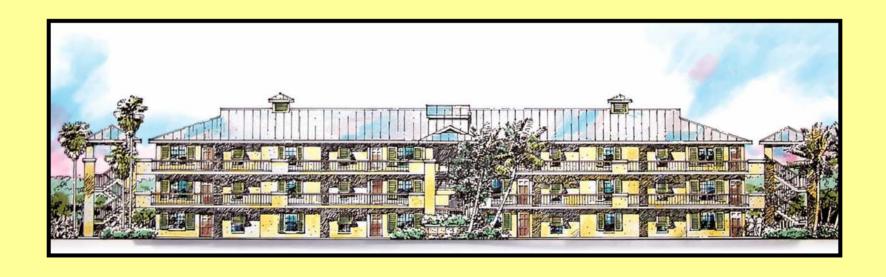


Largo Hammocks Condominium Key Largo

- MRT of the Florida Keys / Harding Construction
- 52-unit condominium (proposed)
- Homeownership
- New development on vacant land



Largo Hammocks Condominium Key Largo



Rose Place Key Largo

- Habitat for HumanityUpper Keys
- Single family home / homeownership (proposed)
- New development on vacant land



Sharon Place Key Largo

- Habitat for HumanityUpper Keys
- Single family home / homeownership (proposed)
- New development on vacant land



982 Gibraltar Road Key Largo

- Habitat for HumanityUpper Keys
- Single family home
- Homeownership
- New development on vacant land



986 Gibraltar Road Key Largo

- Habitat for HumanityUpper Keys
- Single family home
- Homeownership
- New development on vacant land



985 Valencia Road Key Largo

- Habitat for HumanityUpper Keys
- Single family home
- Homeownership
- New development on vacant land



987 Valencia Road Key Largo

- Habitat for HumanityUpper Keys
- Single family home
- Homeownership
- New development on vacant land



Marlin Avenue Key Largo

- Habitat for HumanityUpper Keys
- Single family home / homeownership (proposed)
- New development on vacant land



21 North End Road Key Largo

- Habitat for HumanityUpper Keys
- Single family home
- Homeownership
- New development on vacant land



23 North End Road Key Largo

- Habitat for HumanityUpper Keys
- Single family home
- Homeownership
- New development on vacant land



MCLA Summary Statistics

- Site acquisition completed for 864 affordable housing units consisting of:
- 654 units built and occupied
- 210 units pending construction or renovation
- Affordable housing expenditures to date: \$21.5 million

Monroe County Land Authority Affordable Housing Program







